



mesa·az Design Review Board

Staff Report

CASE NUMBER: DRB19-00061
LOCATION/ADDRESS: Located south of 202 San Tan Freeway on the east side of Power Road and north of Ray Road. Within the 4900 to 5200 blocks of South Power Road (east side).
REQUEST: Provide comments and recommendation to the City Council to consider the approval of the Gallery Park Design Guidelines
COUNCIL DISTRICT: District 6
OWNER: Arizona State Land Group
APPLICANT: Vivo Partners, LLC
STAFF PLANNER: Lisa Davis, AICP

SITE DATA

PARCEL NO.: 304-30-012E
PARCEL SIZE: 58± acres
EXISTING ZONING: Maricopa County Designation of Airfield District II (AD-II) and Residential (RU-43) (AG with approval of annexation into the City of Mesa case # ANX18-00502)
GENERAL PLAN CHARACTER: Mixed Use Activity
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: 202 San Tan Freeway
EAST: (Across Roosevelt Water Conservation District-RWCD canal) Vacant, zoned Light Industrial (LI)
SOUTH: (Across Ray Road) Existing commercial, zoned Limited Commercial (LC)
WEST: (Across Power Road) Existing commercial in the Town of Gilbert zoned Regional Commercial (RC)

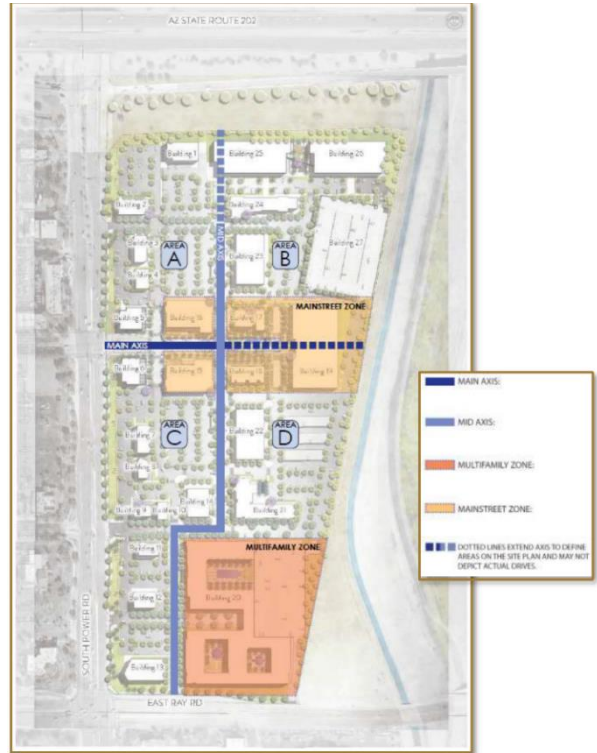
PROJECT DESCRIPTION

There is currently a request, ZON18-00775 to rezone the property from the City's planned designation of Agriculture (AG) to Limited Commercial (LC) with an Airfield (AF) and Planned Area Development (PAD) overlay; a Council Use Permit (CUP) to allow multi-residence, commercial entertainment, hotel, and college and commercial trade school uses in the AOA 1 and AOA 2 and LC District; and a Site Plan Review. Approval of the request will allow the development of a 58±-acre mixed-use development (i.e.

Gallery Park), that will include multi-residence, offices, commercial, hotels and entertainment uses. The case will be heard by Planning & Zoning Board in the coming months for recommendation to City Council.

The Gallery Park narrative is attached for your reference. Within the PAD overlay modifications is the request to modify the City of Mesa Zoning Ordinance (MZO) processes for Site Plan Review and Design Review and creates an administrative review process with guidelines customized to the development.

The site plan submitted with the application shows drive aisles with pedestrian walkways that divide the site into four quadrants called out as the Main Axis and the Mid-Axis. The Main Axis bisects the site from west to east. The Mid-Axis bisects the site from north to south. The four areas (quadrants) created are designated as A, B, C, and D. The table below shows proposed uses in each of the Areas:



Sectors/location	Uses
Area A	Restaurants, retail commercial pads; Condominiums on top of commercial uses
Area B	Offices, parking structure, hotel, commercial, restaurant and entertainment
Area C	Restaurants, offices, parking structure, hotel; commercial, restaurant and entertainment
Area D	420-unit apartment complex, parking structure, hotel and offices, commercial, restaurant and entertainment

The proposed site plan layout includes a total of 27 buildings with a park in the center of the development (i.e the mainstreet zone). The buildings range in size from 2,800 square feet (SF) to 369,920 SF. A majority of the areas to the west of the site, adjacent to Power Road, are designated for restaurants and commercial uses. The northeast portion of the site directly adjacent to the 202 San Tan Freeway includes commercial, offices, and hotel buildings that are proposed to be up to 100' in height. The southeast section of the property adjacent to Ray Road includes a 420-unit multi-residence use that are proposed be developed up to 85' in height. Landscape will surround the perimeter of the site and be installed with each phase of the development. A total of four driveway accesses are proposed at Power Road and two at Ray Road.

Site Planning Guidelines

As part of the approval of the PAD, the applicant is requesting all future uses to be reviewed by the City’s planning director and approved through a staff administrative Site Plan Review process. In addition, the site plan may be altered through an administrative review process. Any proposed administrative application will be required to comply with the site planning guidelines, the design

guidelines, and landscape plan submitted and approved as part of the subject PAD and rezoning request. The planning director, in reviewing an administrative site plan, could defer such request to the Planning and Zoning Board for approval.

REQUEST

Design Guidelines

The purpose of the DRB review is to provide comments and make a recommendation of the proposed Gallery Park Design Guidelines for the City Council's consideration and approval as part of the PAD. The proposed development includes design guidelines with landscape plans to be utilized to guide administrative review of all phases of the development. The design guidelines include architectural designs, colors and materials, landscaping, hardscape design, accessories, and lighting. If City Council approves the PAD, it will allow the development to obtain administrative design review and approval for all phases of the project. It will also allow the Planning Director to defer a design review request to the DRB for direction.

STAFF ANALYSIS

Section 11-66-6.C.3 of the MZO establishes authority and duties of the Design Review Board and includes the opportunity to review and make recommendations to the City Council regarding City staff implementation of design related standards. Staff reviewed the design guidelines and landscape plans and determined the request provides adequate assurance for development of a high-quality product as shown with the application.

CONCLUSION:

Staff is recommending that the Design Review Board provide comments and recommend approval of the Gallery Park Design Guidelines to the City Council.